177.0	0006	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	953,700 / 953,700
					USE VALUE:	953,700 / 953,700
					ASSESSED:	953,700 / 953,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85	-87	WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG YANG
Owner 2:	LIN BO
Owner 3:	
Street 1:	294 BEDFORD STREET
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,632 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1974, having primarily Vinyl Exterior and 3228 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5632.000	541,400		412,300	953,700
Total Card	0.129	541,400		412,300	953,700
Total Parcel	0.129	541,400		412,300	953,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.45 | /Parcel: 295.4

Legal Description

User Acct 119883

GIS Ref

GIS Ref

Insp Date 09/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 177.0-0006-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	541,400	0	5,632.	412,300	953,700	953,700	Year End Roll	12/18/2019
2019	104	FV	427,400	0	5,632.	406,400	833,800	833,800	Year End Roll	1/3/2019
2018	104	FV	427,400	0	5,632.	312,100	739,500	739,500	Year End Roll	12/20/2017
2017	104	FV	401,200	0	5,632.	294,500	695,700	695,700	Year End Roll	1/3/2017
2016	104	FV	401,200	0	5,632.	270,900	672,100	672,100	Year End	1/4/2016
2015	104	FV	366,800	0	5,632.	253,300	620,100	620,100	Year End Roll	12/11/2014
2014	104	FV	366,800	0	5,632.	233,200	600,000	600,000	Year End Roll	12/16/2013
2013	104	FV	381,400	0	5,632.	233,200	614,600	614,600		12/13/2012

!13916!

PRINT

Date	Time
12/11/20	03:48:24

LAST REV

Date	Time
10/02/18	15:29:49
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13916

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR GARY A	28858-436		7/21/1998		360,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/1998	315	Manual	2,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
5/1/2009	Inspected	189	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	276	PATRIOT
5/1/1999	Inspected	189	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	119883
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5632		Sq. Ft.	Site		0	70.	1.05	6									412,273						412,300	

Total AC/HA: 0.12929 | Total SF/SM: 5632 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 412,273 | Spl Credit | Total: 412,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1974	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	27.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		27.5	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00714278
Const Adj.:	1.00901902
Adj $ / SQ:	172.758
Other Features:	154500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	746744
Depreciation:	205354
Depreciated Total:	541389

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6		Baths: 2					HB 2		

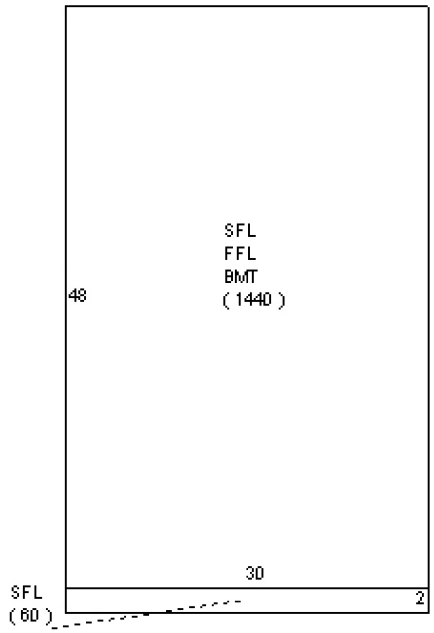
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.76
Special Features:	0	Val/Su Net:	123.61
Final Total:	541400	Val/Su SzAd	184.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,500	172.760	259,138
BMT	Basement	1,440	58.570	84,334
FFL	First Floor	1,440	172.760	248,772

Net Sketched Area:	4,380			Total:	592,244
Size Ad	2940	Gross Are	4380	FinArea	3228

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0006-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: